

13th September 2023

Mr. David Hyslop

Via email:

david.hyslop@azapak.com.au

RE: 36 Trade St, Lytton QLD 4178

Dear David,

Thank you for the opportunity to present this appraisal for the abovementioned property. Following is our opinion on the current market value.

Property Details:

Address:	36 Trade St, Lytton
Lot and Plan:	L12 CP880219:
Registered Owner:	Strabane Avenue Pty Ltd
GFA:	2095 sqm approximately

Sale

Capitalisation Approach:

Market Rent (based on current conditions): \$303,775 PA Net + GST (\$145psqm)

Based on recent sales evidence within the area, we believe the following yields market:

\$303,775 capped @ 6.0% = \$5,062,916

\$303,775 capped @ 5.75% = \$5,283,043

Comparison Approach:

Based on recent sales of similar buildings within the area.

2095m² (current improved floor area) @ \$2,400pm² = \$5,028,000

2095m² @ \$2,500m² = \$5,237,500

Summary

If placed on the open market we believe the property located at 36 Trade St, Lytton may achieve within the following sales range :

\$5,100,000 - **\$5,300,000**

Please note that this is an appraisal based on our opinion of the market value and not an official valuation. If you require a valuation we would be more than happy to put you in contact with a valuer.

We will provide a marketing strategy based on the property being for sale, lease or both sale and lease given your thoughts as discussed on the above.

Look forward to speaking to you both soon.

Yours Sincerely,

Luke Wray | 0402 042 171

Director

RWC Southwest

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 44945419
Search Date: 04/07/2023 14:29

Title Reference: 50227094
Date Created: 22/07/1998

Previous Title: 40015142

REGISTERED OWNER

Dealing No: 713152415 31/03/2010

STRABANE AVENUE PTY LTD A.C.N. 142 429 507
TRUSTEE
UNDER INSTRUMENT 713152415

Trustee of the Unit Trust

ESTATE AND LAND

Estate in Fee Simple

LOT 12 CROWN PLAN 880219
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40015142 (Lot 12 on CP 880219)
2. EASEMENT IN GROSS No 703599531 28/09/1999 at 14:06
burdening the land
BRISBANE CITY COUNCIL
over
EASEMENT E ON CP880219

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX